



Nance Board of Equalization Minutes



January 27th, 2026

A meeting of the Board of Equalization of Nance County, Nebraska was convened in open and public session on January 27th, 2026 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman opened the Board of Equalization meeting at 9:00 a.m. with the following members present- Ralph Horacek, Steve Crouse, Andy Ditter, Robert Voichoskie, Darren Nelson, Scott Russell and Tim Cornwell. Absent: None. Also present are County Clerk, Adrian Chlopek, County Assessor, Megan Zoucha and County Attorney, Rod Wetovick.

Notice of the meeting was given thereof by publication in the Genoa Leader Times on January 21st, 2026.

Notice of the meeting was given to the Board and a receipt of their acknowledgment is on file in the Clerk's office.

The Pledge of Allegiance is recited.

Moved by Nelson and seconded by Voichoskie to approve the agenda.

Moved by Voichoskie and seconded by Crouse to approve the minutes of the December 30th, 2025 meeting.

Zoucha presented an Exemption application for property owned by Valley View Assisted Living, LLC., a for-profit Assisted-Living Facility. The assessor's recommendation is approval for 25%. Discussion held. Moved by Ditter and seconded by Russell to approve the above application.

Zoucha presented an Exemption application for property owned by Accura Health-Fullerton, a for-profit nursing facility. The assessor's recommendation is approval for 71%. Discussion held. Moved by Ditter and seconded by Russell to approve the above application.

Moved by Nelson and seconded by Voichoskie to adjourn the Board of Equalization meeting.

All motions, except where specified, had the following roll call vote: AYES- Horacek, Crouse, Ditter, Voichoskie, Nelson, Russell and Cornwell.; NAYS-None; ABSENT- None. Motion carried.

Timothy C. Cornwell

Chairman

Adrian F. Chlopek

County Clerk